

144.0

Map

0001

Block

0001.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 765,300 /

USE VALUE: 765,300 /

ASSESSed: 765,300 /

Total Card /

Total Parcel

765,300

765,300

765,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
109		NEWPORT ST, ARLINGTON

OWNERSHIP

Owner 1:	RICE CHRISTINE M
Owner 2:	PAXTON SCOTT
Owner 3:	
Street 1:	109 NEWPORT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER

Owner 1:	MCPHAIL WILLIAM J SR & ANNETTE -
Owner 2:	TRS/W.J. MCPHAIL SR FMLY IRR -
Street 1:	109 NEWPORT ST
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,797 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Vinyl Exterior and 1965 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4797		Sq. Ft.	Site		0	80.	1.18	9									451,129						451,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4797.000	313,300	900	451,100	765,300
Total Card	0.110	313,300	900	451,100	765,300
Total Parcel	0.110	313,300	900	451,100	765,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:	389.47	/Parcel:	389.4

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	313,400	900	4,797.	451,100	765,400	765,400	Year End Roll	12/18/2019
2019	101	FV	244,500	900	4,797.	422,900	668,300	668,300	Year End Roll	1/3/2019
2018	101	FV	240,500	7900	4,797.	349,600	598,000	598,000	Year End Roll	12/20/2017
2017	101	FV	240,500	7900	4,797.	321,400	569,800	569,800	Year End Roll	1/3/2017
2016	101	FV	240,500	7900	4,797.	293,200	541,600	541,600	Year End	1/4/2016
2015	101	FV	234,800	8200	4,797.	287,600	530,600	530,600	Year End Roll	12/11/2014
2014	101	FV	234,800	8200	4,797.	267,300	510,300	510,300	Year End Roll	12/16/2013
2013	101	FV	234,800	8200	4,797.	254,300	497,300	497,300		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCPHAIL WILLIAM	54993-444		7/15/2010		590,000	No	No		
MC PHAIL WILLIA	54192-544		1/22/2010	Convenience	10	No	No		
	12109-267		11/2/1971		25,000	No	No	N	

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCPHAIL WILLIAM	54993-444		7/15/2010		590,000	No	No		
MC PHAIL WILLIA	54192-544		1/22/2010	Convenience	10	No	No		
	12109-267		11/2/1971		25,000	No	No	N	

PAT ACCT.

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/24/2014	1404	Manual	3,000					Replace bricks at
4/2/2013	455	Manual	5,400					INSULATION
12/18/2012	1660	New Wind	2,995	C				
5/9/2011	412	Manual	3,100					

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/24/2014	1404	Manual	3,000					Replace bricks at
4/2/2013	455	Manual	5,400					INSULATION
12/18/2012	1660	New Wind	2,995	C				
5/9/2011	412	Manual	3,100					

ACTIVITY INFORMATION

Date	Result	By	Name
1/15/2018	Inspected	BS	Barbara S
12/15/2017	MEAS&NOTICE	HS	Hanne S
6/12/2013	Info Fm Prmt	EMK	Ellen K
4/11/2013	Info Fm Prmt	MM	Mary M
1/28/2009	Measured	336	PATRIOT
12/1/1999	Mailer Sent		
11/15/1999	Entry Denied	153	PATRIOT
12/1/1991		PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

__/__/__

USER DEFINED

Prior Id # 1:	93516
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/11/20	01:22:50

LAST REV

Date	Time
03/28/18	09:37:08
apro	
11180	

Total AC/HA: 0.11012

Total SF/SM: 4797

Parcel LUC: 101

One Family

Prime NB Desc: Brackett

Total: 451,129

Spl Credit

Total: 451,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

